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Date: 12/06/2024

Planning - Development Control
Camden Council
Camden Town Hall
LONDON
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Dear Sir/Madam

**PROPOSED ALTERATION OF REAR ROOF OF LIVING ACCOMMODATION AT SECOND FLOOR,
NAMELY THE INFILL OF PITCHED ROOF TO INCREASE INTERNAL ROOM HEIGHT AT 3 HATTON
WALL, LONDON EC1N 8HX**

Please find enclosed an application for planning permission for the above proposed development, along with the requisite fee.

Introduction

The applicant, ETM Group, is proposing to alter part of the rear roof of the living accommodation located above the Hat & Tun public house at 3 Hatton Wall, in order to create more height within part of the second floor roof space to make it functional and useable. The internal space is currently cramped due to the lack of head height and serves very little meaningful purpose. The additional height, which cannot be seen outside the site, will enable full use of the internal space without impacting the external environment.

The Planning application is accompanied by the following statements, plans and details:

- Covering Letter.
- Design and Access Statement.
- Site Location and Block Plan.
- Existing Roof Plan and Elevation.
- Proposed Roof Plan and Elevation.

Application site

The subject property comprises a three-storey brick building that lies on the corner of Hatton Wall and Hatton Place. The building was built in the 18th Century, reportedly by financiers Hoare & Co, and appears to have been used as a public house since then.

The front elevation has distinctive white-painted stone window surrounds, a coaching arch, and a black and white ground floor exterior with granite columns and capitals. ETM Group has done an excellent job restoring a more traditional, quality feel to the venue.

The property is not statutorily listed but does lie within the Hatton Garden Conservation Area (HGCA). The HGCA Appraisal cites a photo of the front of the public house and notes that it makes a positive contribution to the conservation area. There are no listed buildings within the immediate vicinity.

The principal front elevation of the building is the most significant from an architectural and historic context, whilst the rear elevation has no definitive design or character. The rear elevation contributes neutrally to the character and appearance of the conservation area.

The property is in a very accessible location, located within a 2-minute walk from Farringdon Station and in very close proximity to principal bus routes along Clerkenwell Road and Farringdon Road. The property has a PTAL (Public Transport Accessibility Level) of 6b, the very highest level of accessibility.

Relevant Planning History

Council records reveal applications for advertisement consent in 1970 and 1999 (x 2), but nothing meaningful in relation to material external alterations.

Pre Application Advice

The proposal has been the subject of pre-application advice (LPA Ref: 2024/1952/PRE). The pre-application advice confirmed the following:

- There are no objections in principle to the proposed infill of the pitched roof.
- The alterations would not give rise to adverse impacts on neighbouring residential amenities.
- The proposed alterations are considered acceptable in principle.

Relevant Planning Policy

The 2023 Framework reiterates the presumption in favour of sustainable development (paragraph 11) which requires development proposals that accord with an up-to-date development plan to be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless in conflict with the 2023 Framework.

The 2023 Framework also requires LPAs to approach decisions on proposed development in a positive and creative way and to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible (all paragraph 38).

The 2023 Framework states that good design is a key aspect of sustainable development (paragraph 126).

The 2023 Framework states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change; create attractive, welcoming and distinctive places; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and create safe, inclusive and accessible places that do not undermine the quality of life or community cohesion and resilience (all paragraph 130).

The 2023 Framework requires that heritage assets are conserved in a manner appropriate to their significance (paragraph 189). Heritage assets should be put to viable uses consistent with their conservation and development should make a positive contribution to local character and distinctiveness (paragraph 190). Development proposals should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (paragraph 195).

In determining applications, LPAs should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 197).

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 199). Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (paragraph 200). Where a development would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 202).

The Development Plan for the application site comprises the London Plan (2021) and the Camden Local Plan 2017.

Policy GG1 of the London Plan concerns building strong and inclusive communities and this requires growth to be inclusive and seeks to ensure that changes to the physical environment achieve an overall positive contribution to London.

Policy D4 of the London Plan covers the delivering of good design. Its primary focus is rightly upon larger scale development proposals.

Policy D5 of the London Plan addresses inclusive design. Included within its goals are that proposals should be able to be entered, used and exited safely, easily and with dignity for all.

Policy HC1 of the London Plan covers heritage conservation and growth. Development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to the asset's significance and appreciation within their surroundings.

Policy D1 of the Local Plan concerns design. This policy requires high quality design in new development, which respects the local context and character and preserves or enhances the historic environment and heritage assets.

Policy D2 of the Local Plan addresses heritage. This policy resists proposals resulting in the loss or substantial harm to designated heritage assets. Development within conservation areas is specifically required to preserve or enhance the character or appearance of the area.

Relevant Planning Considerations

The extension to provide greater internal height on one side of the rear elevation will not affect the front elevation in any way. The proposed works will be located behind the existing parapet wall on the roof and will not be seen from any normal public vantage point from the front of the building.

At the rear, part of the pitched roof on the left hand (west) side of the second floor is proposed to be infilled with brick, to match existing, to create the requisite internal room height. The appearance of the existing steep pitch roof is out of keeping with the remainder of the building and the immediate locality. This part of the building sits above the open entrance void that gives access to Hatton Place from Hatton Wall, so the appearance is somewhat at odds with neighbouring buildings, albeit a character of its own.

Whilst the modest raised brickwork could be seen from the rear (south) of the site, the new flat roof section cannot be seen from any normal public vantage point. It is therefore considered that the unseen roof material can be constructed with EPDM rubber roofing material.

The visual and design implications of the application proposals are considered to be acceptable. The proposed alterations are considered to result in appropriate and sympathetic development which respects the visual characteristics of the host building, the local street scene context and the character and appearance of the designated conservation area.

It is considered that the proposed alterations are sympathetic to the overall character of the host building and would respect the character of both the host building and the wider conservation area, enhancing the appearance of the building and creating more functional internal space.

The choice of materials is also considered to be sympathetic in nature and would help enhance the appearance of the application premises. Given this, it is considered that the application proposals at least preserve the existing character and appearance of the designated conservation area, but they should be considered to actually enhance the character and appearance of this designated heritage asset.

The Council's pre-application advice is fully supportive of the proposed alterations and concludes that the proposed works are considered acceptable in principle.

For all of the above reasons, the application proposals are considered to be compliant with the relevant national, regional and local planning policy requirements summarised above. In accordance with the 2023 Framework's presumption in favour of sustainable development, the application proposals should therefore be approved without delay.

This application is accompanied by the required Design and Access Statement, together with the necessary plans and details of the application proposals. We trust you have all the necessary information to validate and register the application but please contact us if further information is needed.

Yours faithfully,

Bidwells. LLP.

Enclosures.